

Item: 15-161
Fiscal Impact: NA
Funding Source: NA
Account #: NA
Budget Opening Required: ☐

ISSUE:

A Resolution adopting amendments to the Impact Fee Facilities Plan and Impact Fee Analysis.

SYNOPSIS:

On December 16, 2014, West Valley City adopted an Impact Fee Facility Plan (IFFP), and Impact Fee Analysis. At the same time, an ordinance was approved, which amended the impact fee schedule.

This proposed amendment adds additional facilities to the Roadway IFFP adopted in December of 2014. The Transportation Impact Fee Analysis must subsequently also be revised in consideration of the updated Roadway IFFP, and a new maximum allowable Road Impact Fee calculated. However, no increase in the Road Impact Fee is being proposed with this revision to the IFFP and Impact Fee Analysis.

It is proposed that the following two contiguous facilities be added to the Roadway IFFP:
4800 W from SR-201 Frontage Road to 2400 S
2400 S from 4800 W to 5100 W

These facilities were intentionally omitted from the 2014 IFFP, because State funds had been received for their construction. However, the State funds were sufficient to cover construction costs only. The cost of right-of-way acquisition was not included. It was anticipated that the necessary property would be dedicated to the City, at no cost.

Because the property owners were unwilling to dedicate property for the new road, a decision was made to purchase the needed right-of-way, which added approximately \$1.5 million to the project cost. This amendment adds the two additional facilities to the IFFP, and modifies the Impact Fee Analysis to include the additional right-of-way costs.

RECOMMENDATION:

City staff recommends that the Council approve the resolution.

SUBMITTED BY:

Russ Willardson, Director of Public Works